

Other Documents

Coast 2 Coast Environmental, Inc.

13964 Boquita Drive
Del Mar, California 92014
619-889-6232
858-755-6232 (Fax)
C2CEnvironmental@AOL.com

USER/OWNER QUESTIONNAIRE

Property:	Report User:	Bank User:
Tentative Tract Map 17300 (Owned by USA Portola Properties, LLC) North of the Intersection of Glenn Ranch and Saddleback Ranch Roads Lake Forest, California 92679 APNs: 606-351-01 and 606-341-01, -03, - 04, -05 and -07	Mr. Stephen Haase, Senior Vice President Baldwin & Sons 610 West Ash Street, # 1500 San Diego, California 92101 (619) 234-4050 smhaase@baldwinsons.com	Not specified

Marybeth Norgren with Coast 2 Coast Environmental, Inc. and Robert Olsen with AECOM are the environmental professionals preparing a Phase I Environmental Site Assessment (ESA) for your Property in accordance with ASTM E 1527-05. This ASTM standard defines a report "User" as "...a potential purchaser of (the) Property, a potential tenant of (the) Property, an owner of (the) Property, a lender, or a property manager." This questionnaire is being sent to you because you have been identified as a User for the purposes of this assessment.

ASTM E 1527-05 states, "In order for the User to qualify for one of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (which amended the Superfund act) ... the User must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

1. Are you aware of any environmental cleanup liens against the Property?

No ☒

Yes _____ Please explain:

2. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site?

No ☒

Yes _____ Please explain:

3. As the User of this ESA do you have any specialized knowledge or experience related to the Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No ☒

Yes _____ Please explain:

4. Does the purchase price being paid for this Property reasonably reflect the fair market value of the Property? (We are not asking you to tell us what you are paying, just whether you think it is fair.)

Yes _____

Not applicable XX

No _____

Please explain N/A response: planning document
(i.e. Refinancing not buying, planning document, etc.)

5. If the preceding answer is "No", is the price lower because contamination is known or believed to be present at the Property?

Not applicable N/A

Yes _____ Please explain:

No _____ Please explain:

(Ex: Foreclosure sale, slow market or other known reason for reduced price)

6. Are you aware of commonly known or reasonably ascertainable information about the Property that would help the environmental professional to identify conditions of releases or threatened releases of hazardous materials or waste?

No ✓

Yes _____ (Please elaborate by responding to Questions 7 through 11.)

7. Do you know the past occupants and uses of the Property?

No ✓

Yes _____ If you know, please provide as much information as possible:

- Business names
- Approximate years the previous businesses occupied the Property
- How the previous businesses used the Property
- Current or past Property owner names
- Reasons for selling (ex. business expanded – needed more room, business closed, estate sale due to death, etc.).

8. Do you know of specific chemicals that are present or were previously present at the Property?

No ✓

Yes _____ Please explain:

9. Do you know of spills or other chemical releases that have taken place on the Property?

No ✓

Yes _____ Please explain:

10. Do you know of any environmental cleanups that have taken place on the Property?

No ☒

Yes _____ Please explain:

11. Are there previous environmental reports for the Property?

No ☒

Yes _____ Please explain:

12. As the User of this ESA, based on your knowledge and experience related to the Property, are there any obvious indicators that point to the presence or likely presence of contamination at the Property?

No ☒

Yes _____ Please explain:

Any other comments you would like to provide concerning the Property:

No ☒

Yes _____ Please explain:

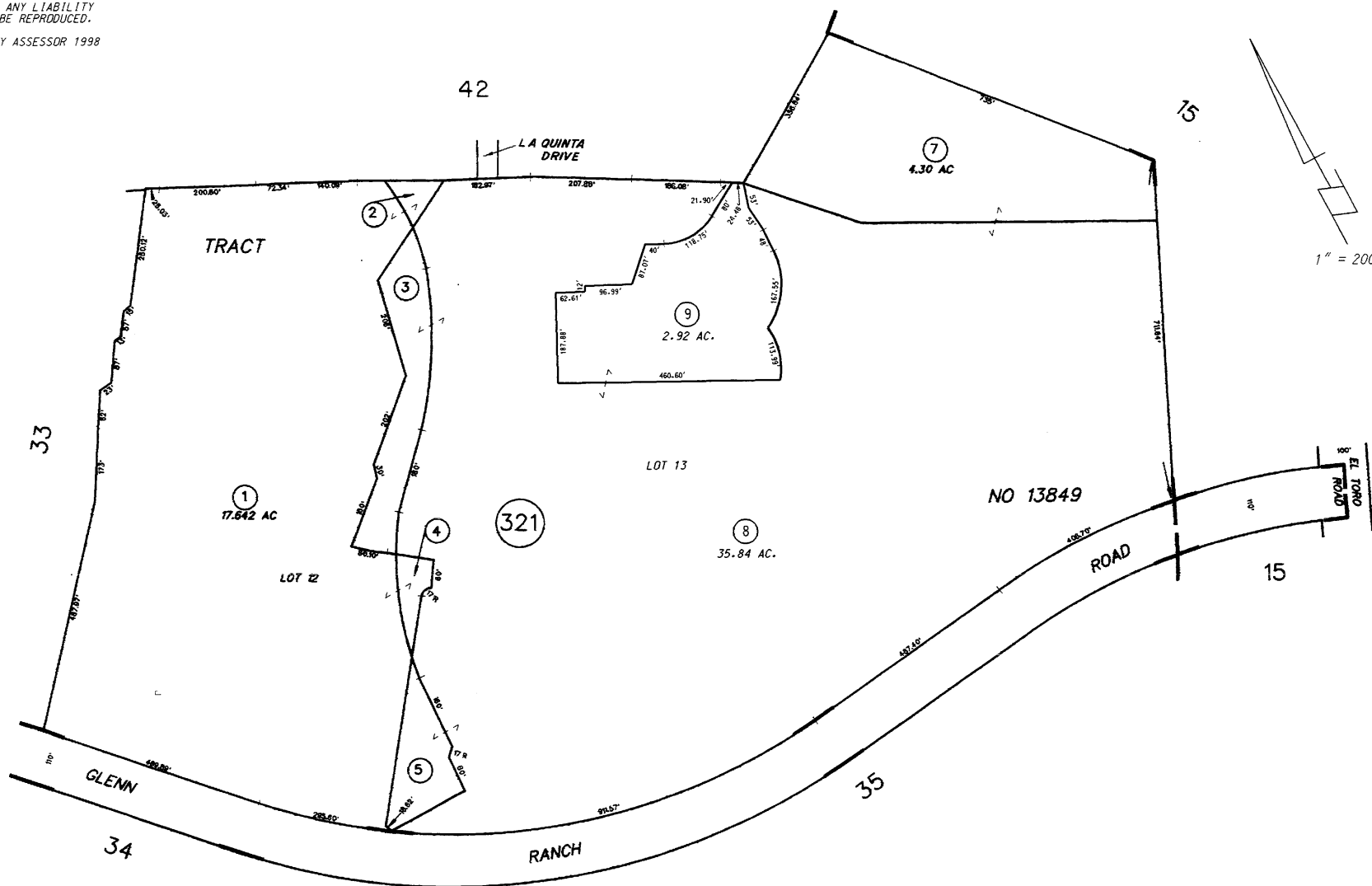
Prepared by: Manjeet Rana Title Senior Project Manager Date 11/18/10
Signature: [Signature]

Thanks for your assistance. If you have questions or other concerns, do not hesitate to call Marybeth Norgren at 619-889-6232 or email at C2CEnvironmental@AOL.com.

Please return this form as a PDF file to C2CEnvironmental@AOL.com.

THIS MAP WAS PREPARED FOR ORANGE
COUNTY ASSESSOR DEPT. PURPOSES ONLY.
THE ASSESSOR MAKES NO GUARANTEE AS TO
ITS ACCURACY NOR ASSUMES ANY LIABILITY
FOR OTHER USES. NOT TO BE REPRODUCED.
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606-32

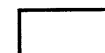


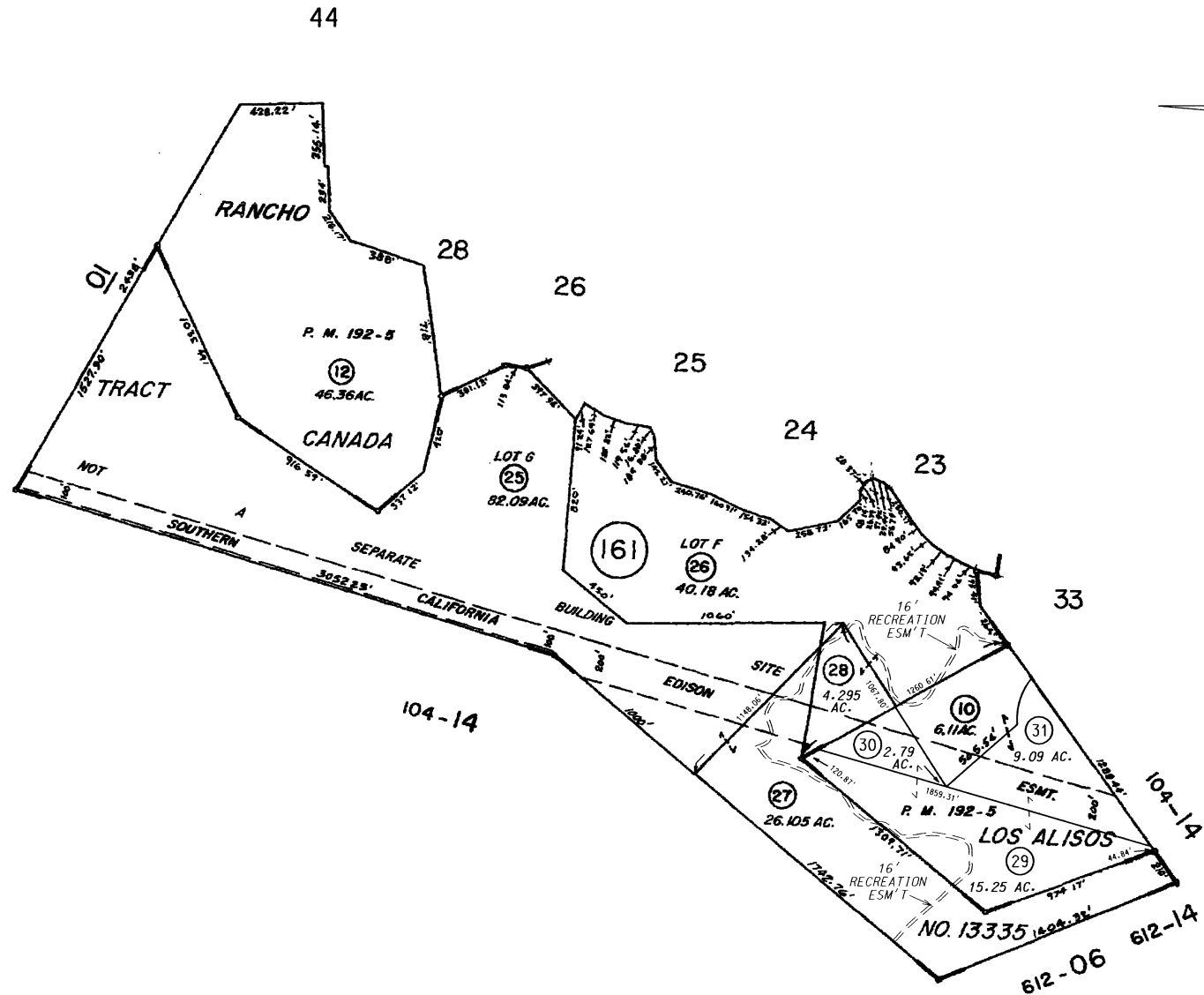
MARCH 1990

TRACT NO. 13524 (STREET ONLY) M. M. 639-11 TO 15 INC
TRACT NO 13849 M.M. 639-16 TO 22 INC

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 606 PAGE 32
COUNTY OF ORANGE





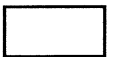
MARCH 1987

RANCHO CANADA DE LOS ALISOS
TRACT NO. 13335
PARCEL MAP

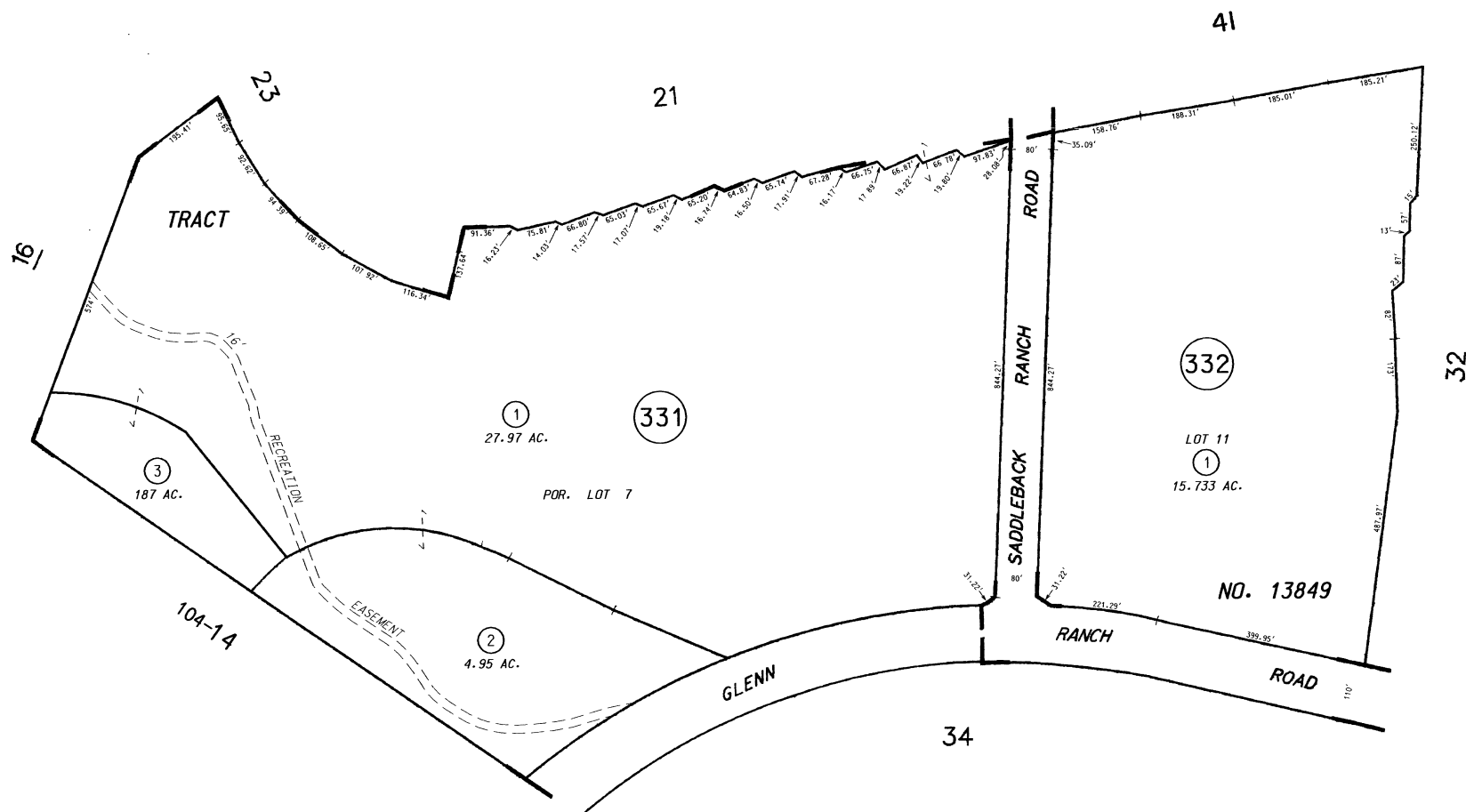
L.A. 1-39, 40
M.M. 617-33 to 41 inc.
P.M. 192-5

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 606 PAGE 16
COUNTY OF ORANGE



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ALL RIGHTS RESERVED.
© COPYRIGHT ORANGE COUNTY ASSESSOR 2006



1" = 200'

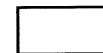
MARCH 1990

TRACT NO. 13524 (street only)
TRACT NO. 13849

M.M. 639-11 to 15 inc.
M.M. 639-16 to 22 inc.

NOTE - ASSESSOR'S BLOCK &
PARCEL NUMBERS
SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 606 PAGE 33
COUNTY OF ORANGE





The NETR Environmental Lien Search Report

**TENTATIVE MAP 17300
NORTH OF GLENN RANCH ROAD AND
EAST AND WEST OF SADDLEBACK
RANCH ROAD
LAKE FOREST, CALIFORNIA**

Monday, November 1, 2010

Project Number: L10-02105

2055 East Rio Salado Parkway
Tempe, Arizona 85281

Telephone: 480-967-6752
Fax: 480-966-9422

ENVIRONMENTAL LIEN REPORT

The NETR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' office, registries of deed, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved and description); and
- provide a copy of the deed or cite documents reviewed;

Thank you for your business

Please contact NETR at 480-967-6752
with any questions or comments

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ENVIRONMENTAL LIEN REPORT

The NETR Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

**Tentative Map 17300
North of Glenn Ranch Road and East and West of Saddleback Ranch Road
Lake Forest, California**

RESEARCH SOURCE

Source: Orange County Assessor
Orange County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Title is vested in: USA Petroleum Properties, LLC, a Delaware limited liability company

Title received from: Trabuco, LLC, a California limited liability company

Deed Dated: 05/22/1997
Deed Recorded: 05/22/1997
Instrument: 19970238641

Type of Instrument: Grant Deed

Title is vested in: USA Portola Properties, LLC, a Delaware limited liability company

Title received from: USA San Diego, LLC, a Delaware limited liability company, formerly known as USA Portola Properties, LLC, a Delaware limited liability company, formerly known as USA Petroleum Properties, LLC, a Delaware limited liability company

Deed Dated: 05/29/1998
Deed Recorded: 06/02/1998
Instrument: 19980340830

Type of Instrument: Grant Deed

Title is vested in: USA Petroleum Orange, LLC, a Delaware limited liability company

Title received from: USA Portola Properties, LLC, a Delaware limited liability company

Deed Recorded: 05/07/1999
Instrument: 19990335201

ENVIRONMENTAL LIEN REPORT

Type of Instrument: Grant Deed

Title is vested in: USA Portola Properties, LLC, a Delaware limited liability company

Title received from: USA Petroleum Orange, LLC, a Delaware limited liability company

Deed Dated: 09/26/2000

Deed Recorded: 09/28/2000

Instrument: 20000515238

LEGAL DESCRIPTION

All that certain piece or parcel of land being a portion of Lot 12, in Tract 13849, according to the map or plat thereof, as filed of record in Book 639, Pages 16 to 22 inclusive, of Miscellaneous Maps, Orange County, State of California

Assessor's Parcel Number(s): 606-321-01

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found ☐ Not Found ☒

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

**Tentative Map 17300
North of Glenn Ranch Road and East and West of Saddleback Ranch Road
Lake Forest, California**

RESEARCH SOURCE

Source: Orange County Assessor
Orange County Recorder

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Type of Instrument: Grant Deed

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Title received from: Trabuco, LLC, a California limited liability company

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Deed Recorded: 05/22/1997
Instrument: 19970238641

Type of Instrument: Grant Deed

Title is vested in: USA Portola Properties, LLC, a Delaware limited liability company

Title received from: USA San Diego, LLC, a Delaware limited liability company, formerly known as USA Portola Properties, LLC, a Delaware limited liability company, formerly known as USA Petroleum Properties, LLC, a Delaware limited liability company

Deed Dated: 05/29/1998
Deed Recorded: 06/02/1998
Instrument: 19980340830

Type of Instrument: Grant Deed

Title is vested in: USA Petroleum Orange, LLC, a Delaware limited liability company

Title received from: USA Portola Properties, LLC, a Delaware limited liability company

Deed Recorded: 05/07/1999
Instrument: 19990335201

ENVIRONMENTAL LIEN REPORT

Type of Instrument: Grant Deed

Title is vested in: USA Portola Properties, LLC, a Delaware limited liability company

Title received from: USA Petroleum Orange, LLC, a Delaware limited liability company

Deed Dated: 09/26/2000

Deed Recorded: 09/28/2000

Instrument: 20000515238

LEGAL DESCRIPTION

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Assessor's Parcel Number(s): 606-321-02

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found ☐ Not Found ☒

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

Tentative Map 17300
North of Glenn Ranch Road and East and West of Saddleback Ranch Road
Lake Forest, California

RESEARCH SOURCE

Source: Orange County Assessor
Orange County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Title is vested in: USA Petroleum Properties, LLC, a Delaware limited liability company

Title received from: Trabuco, LLC, a California limited liability company

Deed Dated: 05/22/1997
Deed Recorded: 05/22/1997
Instrument: 19970238641

Type of Instrument: Grant Deed

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Deed Dated: 05/29/1998
Deed Recorded: 06/02/1998
Instrument: 19980340830

Type of Instrument: Grant Deed

Title is vested in: USA Petroleum Orange, LLC, a Delaware limited liability company

Title received from: USA Portola Properties, LLC, a Delaware limited liability company

Deed Recorded: 05/07/1999
Instrument: 19990335201

ENVIRONMENTAL LIEN REPORT

Type of Instrument: Grant Deed

Title is vested in: USA Portola Properties, LLC, a Delaware limited liability company

Title received from: USA Petroleum Orange, LLC, a Delaware limited liability company

Deed Dated: 09/26/2000

Deed Recorded: 09/28/2000

Instrument: 20000515238

LEGAL DESCRIPTION

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Assessor's Parcel Number(s): 606-321-03

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found ☐ Not Found ☒

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

Tentative Map 17300
North of Glenn Ranch Road and East and West of Saddleback Ranch Road
Lake Forest, California

RESEARCH SOURCE

Source: Orange County Assessor
Orange County Recorder

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Type of Instrument: Grant Deed

Title is vested in: USA Petroleum Properties, LLC, a Delaware limited liability company

Title received from: Trabuco, LLC, a California limited liability company

Deed Dated: 05/22/1997
Deed Recorded: 05/22/1997
Instrument: 19970238641

Type of Instrument: Grant Deed

Title is vested in: USA Portola Properties, LLC, a Delaware limited liability company

Title received from: USA San Diego, LLC, a Delaware limited liability company, formerly known as USA Portola Properties, LLC, a Delaware limited liability company, formerly known as USA Petroleum Properties, LLC, a Delaware limited liability company

Deed Dated: 05/29/1998
Deed Recorded: 06/02/1998
Instrument: 19980340830

Type of Instrument: Grant Deed

Title is vested in: USA Petroleum Orange, LLC, a Delaware limited liability company

Title received from: USA Portola Properties, LLC, a Delaware limited liability company

Deed Recorded: 05/07/1999
Instrument: 19990335201

ENVIRONMENTAL LIEN REPORT

Type of Instrument: Grant Deed

Title is vested in: USA Portola Properties, LLC, a Delaware limited liability company

Title received from: USA Petroleum Orange, LLC, a Delaware limited liability company

Deed Dated: 09/26/2000

Deed Recorded: 09/28/2000

Instrument: 20000515238

LEGAL DESCRIPTION

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Assessor's Parcel Number(s): 606-321-04

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found ☐ Not Found ☒

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

Tentative Map 17300
North of Glenn Ranch Road and East and West of Saddleback Ranch Road
Lake Forest, California

RESEARCH SOURCE

Source: Orange County Assessor
Orange County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Title is vested in: USA Petroleum Properties, LLC, a Delaware limited liability company

Title received from: Trabuco, LLC, a California limited liability company

Deed Dated: 05/22/1997
Deed Recorded: 05/22/1997
Instrument: 19970238641

Type of Instrument: Grant Deed

Title is vested in: USA Portola Properties, LLC, a Delaware limited liability company

Title received from: USA San Diego, LLC, a Delaware limited liability company, formerly known as USA Portola Properties, LLC, a Delaware limited liability company, formerly known as USA Petroleum Properties, LLC, a Delaware limited liability company

Deed Dated: 05/29/1998
Deed Recorded: 06/02/1998
Instrument: 19980340830

Type of Instrument: Grant Deed

Title is vested in: USA Petroleum Orange, LLC, a Delaware limited liability company

Title received from: USA Portola Properties, LLC, a Delaware limited liability company

Deed Recorded: 05/07/1999
Instrument: 19990335201

ENVIRONMENTAL LIEN REPORT

Type of Instrument: Grant Deed

Title is vested in: USA Portola Properties, LLC, a Delaware limited liability company

Title received from: USA Petroleum Orange, LLC, a Delaware limited liability company

Deed Dated: 09/26/2000

Deed Recorded: 09/28/2000

Instrument: 20000515238

LEGAL DESCRIPTION

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Assessor's Parcel Number(s): 606-321-05

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found ☐ Not Found ☒

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

Tentative Map 17300
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Deed Recorded: 05/22/1997
Instrument: 19970238641

Type of Instrument: Grant Deed

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Deed Dated: 05/29/1998
Deed Recorded: 06/02/1998
Instrument: 19980340830

Type of Instrument: Grant Deed

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Title received from: USA Portola Properties, LLC, a Delaware limited liability company

Deed Recorded: 05/07/1999
Instrument: 19990335201

ENVIRONMENTAL LIEN REPORT

Type of Instrument: Grant Deed

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Title received from: USA Petroleum Orange, LLC, a Delaware limited liability company

Deed Dated: 09/26/2000

Deed Recorded: 09/28/2000

Instrument: 20000515238

LEGAL DESCRIPTION

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Assessor's Parcel Number(s): 606-321-07

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found ☐ Not Found ☒

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

Tentative Map 17300
North of Glenn Ranch Road and East and West of Saddleback Ranch Road
Lake Forest, California

RESEARCH SOURCE

Source: Orange County Assessor
Orange County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Title is vested in: USA Petroleum Properties, LLC, a Delaware limited liability company

Title received from: Trabuco, LLC, a California limited liability company

Deed Dated: 05/22/1997
Deed Recorded: 05/22/1997
Instrument: 19970238641

Type of Instrument: Grant Deed

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Deed Dated: 05/29/1998
Deed Recorded: 06/02/1998
Instrument: 19980340830

Type of Instrument: Grant Deed

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Title received from: USA Portola Properties, LLC, a Delaware limited liability company

Deed Recorded: 05/07/1999
Instrument: 19990335201

ENVIRONMENTAL LIEN REPORT

Type of Instrument: Grant Deed

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Deed Dated: 09/26/2000

Deed Recorded: 09/28/2000

Instrument: 20000515238

LEGAL DESCRIPTION

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Assessor's Parcel Number(s): 606-321-08

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found ☐ Not Found ☒

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

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Deed Recorded: 05/22/1997
Instrument: 19970238641

Type of Instrument: Grant Deed

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Deed Dated: 05/29/1998
Deed Recorded: 06/02/1998
Instrument: 19980340830

Type of Instrument: Grant Deed

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Title received from: USA Portola Properties, LLC, a Delaware limited liability company

Deed Recorded: 05/07/1999
Instrument: 19990335201

ENVIRONMENTAL LIEN REPORT

Type of Instrument: Grant Deed

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Title received from: USA Petroleum Orange, LLC, a Delaware limited liability company

Deed Dated: 09/26/2000
Deed Recorded: 09/28/2000
Instrument: 20000515238

Type of Instrument: Grant Deed

Title is vested in: USA Petroleum Properties, LLC, a Delaware limited liability company

Title received from: USA San Diego, LLC, a Delaware limited liability company, formerly USA Petroleum Orange, LLC, a Delaware limited liability company, formerly USA Petroleum Properties, LLC, a Delaware limited liability company

Deed Dated: 12/01/2003
Deed Recorded: 12/24/2003
Instrument: 2003001513271

LEGAL DESCRIPTION

All that certain piece or parcel of land being a portion of Lot 13, in Tract 13849, according to the map or plat thereof, as filed of record in Book 639, Pages 16 to 22 inclusive, of Miscellaneous Maps, Orange County, State of California

Assessor's Parcel Number(s): 606-321-09

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found ☐ Not Found ☒

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

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Tentative Map 17300
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RESEARCH SOURCE

Source: Orange County Assessor
Orange County Recorder

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Deed Dated: 05/29/1998
Deed Recorded: 06/02/1998
Instrument: 19980340830

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Instrument: 19990335201

ENVIRONMENTAL LIEN REPORT

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Title received from: USA Petroleum Orange, LLC, a Delaware limited liability company

Deed Dated: 09/26/2000

Deed Recorded: 09/28/2000

Instrument: 20000515238

LEGAL DESCRIPTION

All that certain piece or parcel of land being a portion of Lot 7, in Tract 13849, according to the map or plat thereof, as filed of record in Book 639, Pages 16 to 22 inclusive, of Miscellaneous Maps, Orange County, State of California

Assessor's Parcel Number(s): 606-331-01

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found ☐ Not Found ☒

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

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North of Glenn Ranch Road and East and West of Saddleback Ranch Road
Lake Forest, California

RESEARCH SOURCE

Source: Orange County Assessor
Orange County Recorder

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Title received from: Trabuco, LLC, a California limited liability company

Deed Dated: 05/22/1997
Deed Recorded: 05/22/1997
Instrument: 19970238641

Type of Instrument: Grant Deed

Title is vested in: USA Portola Properties, LLC, a Delaware limited liability company

Title received from: USA San Diego, LLC, a Delaware limited liability company, formerly known as USA Portola Properties, LLC, a Delaware limited liability company, formerly known as USA Petroleum Properties, LLC, a Delaware limited liability company

Deed Dated: 05/29/1998
Deed Recorded: 06/02/1998
Instrument: 19980340830

Type of Instrument: Grant Deed

Title is vested in: USA Petroleum Orange, LLC, a Delaware limited liability company

Title received from: USA Portola Properties, LLC, a Delaware limited liability company

Deed Recorded: 05/07/1999
Instrument: 19990335201

ENVIRONMENTAL LIEN REPORT

Type of Instrument: Grant Deed

Title is vested in: USA Portola Properties, LLC, a Delaware limited liability company

Title received from: USA Petroleum Orange, LLC, a Delaware limited liability company

Deed Dated: 09/26/2000

Deed Recorded: 09/28/2000

Instrument: 20000515238

LEGAL DESCRIPTION

All that certain piece or parcel of land being a portion of Lot 7, in Tract 13849, according to the map or plat thereof, as filed of record in Book 639, Pages 16 to 22 inclusive, of Miscellaneous Maps, Orange County, State of California

Assessor's Parcel Number(s): 606-331-02

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found ☐ Not Found ☒

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

Tentative Map 17300
North of Glenn Ranch Road and East and West of Saddleback Ranch Road
Lake Forest, California

RESEARCH SOURCE

Source: Orange County Assessor
Orange County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Title is vested in: USA Petroleum Properties, LLC, a Delaware limited liability company

Title received from: Trabuco, LLC, a California limited liability company

Deed Dated: 05/22/1997
Deed Recorded: 05/22/1997
Instrument: 19970238641

Type of Instrument: Grant Deed

Title is vested in: USA Portola Properties, LLC, a Delaware limited liability company

Title received from: USA San Diego, LLC, a Delaware limited liability company, formerly known as USA Portola Properties, LLC, a Delaware limited liability company, formerly known as USA Petroleum Properties, LLC, a Delaware limited liability company

Deed Dated: 05/29/1998
Deed Recorded: 06/02/1998
Instrument: 19980340830

Type of Instrument: Grant Deed

Title is vested in: USA Petroleum Orange, LLC, a Delaware limited liability company

Title received from: USA Portola Properties, LLC, a Delaware limited liability company

Deed Recorded: 05/07/1999
Instrument: 19990335201

ENVIRONMENTAL LIEN REPORT

Type of Instrument: Grant Deed

Title is vested in: USA Portola Properties, LLC, a Delaware limited liability company

Title received from: USA Petroleum Orange, LLC, a Delaware limited liability company

Deed Dated: 09/26/2000

Deed Recorded: 09/28/2000

Instrument: 20000515238

LEGAL DESCRIPTION

All that certain piece or parcel of land being a portion of Lot 7, in Tract 13849, according to the map or plat thereof, as filed of record in Book 639, Pages 16 to 22 inclusive, of Miscellaneous Maps, Orange County, State of California

Assessor's Parcel Number(s): 606-331-03

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found ☐ Not Found ☒

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

Tentative Map 17300
North of Glenn Ranch Road and East and West of Saddleback Ranch Road
Lake Forest, California

RESEARCH SOURCE

Source: Orange County Assessor
Orange County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Title is vested in: USA Petroleum Properties, LLC, a Delaware limited liability company

Title received from: Trabuco, LLC, a California limited liability company

Deed Dated: 05/22/1997
Deed Recorded: 05/22/1997
Instrument: 19970238641

Type of Instrument: Grant Deed

Title is vested in: USA Portola Properties, LLC, a Delaware limited liability company

Title received from: USA San Diego, LLC, a Delaware limited liability company, formerly known as USA Portola Properties, LLC, a Delaware limited liability company, formerly known as USA Petroleum Properties, LLC, a Delaware limited liability company

Deed Dated: 05/29/1998
Deed Recorded: 06/02/1998
Instrument: 19980340830

Type of Instrument: Grant Deed

Title is vested in: USA Petroleum Orange, LLC, a Delaware limited liability company

Title received from: USA Portola Properties, LLC, a Delaware limited liability company

Deed Recorded: 05/07/1999
Instrument: 19990335201

ENVIRONMENTAL LIEN REPORT

Type of Instrument: Grant Deed

Title is vested in: USA Portola Properties, LLC, a Delaware limited liability company

Title received from: USA Petroleum Orange, LLC, a Delaware limited liability company

Deed Dated: 09/26/2000

Deed Recorded: 09/28/2000

Instrument: 20000515238

LEGAL DESCRIPTION

All that certain piece or parcel of land being a portion of Lot 11, in Tract 13849, according to the map or plat thereof, as filed of record in Book 639, Pages 16 to 22 inclusive, of Miscellaneous Maps, Orange County, State of California

Assessor's Parcel Number(s): 606-332-01

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found ☐ Not Found ☒

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

Tentative Map 17300
North of Glenn Ranch Road and East and West of Saddleback Ranch Road
Lake Forest, California

RESEARCH SOURCE

Source: Orange County Assessor
Orange County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Title is vested in: USA Petroleum Properties, LLC, a Delaware limited liability company

Title received from: Trabuco, LLC, a California limited liability company

Deed Dated: 05/22/1997
Deed Recorded: 05/22/1997
Instrument: 19970238641

Type of Instrument: Grant Deed

Title is vested in: USA Portola Properties, LLC, a Delaware limited liability company

Title received from: USA San Diego, LLC, a Delaware limited liability company, formerly known as USA Portola Properties, LLC, a Delaware limited liability company, formerly known as USA Petroleum Properties, LLC, a Delaware limited liability company

Deed Dated: 05/29/1998
Deed Recorded: 06/02/1998
Instrument: 19980340830

Type of Instrument: Grant Deed

Title is vested in: USA Petroleum Orange, LLC, a Delaware limited liability company

Title received from: USA Portola Properties, LLC, a Delaware limited liability company

Deed Recorded: 05/07/1999
Instrument: 19990335201

ENVIRONMENTAL LIEN REPORT

Type of Instrument: Grant Deed

Title is vested in: USA Portola Properties, LLC, a Delaware limited liability company

Title received from: USA Petroleum Orange, LLC, a Delaware limited liability company

Deed Dated: 09/26/2000

Deed Recorded: 09/28/2000

Instrument: 20000515238

LEGAL DESCRIPTION

All that certain piece or parcel of land being Parcel 14 of Parcel Map 84-121, according to the map or plat thereof, as filed of record in Book 192, Page 5, Orange County, State of California

Assessor's Parcel Number(s): 606-161-28

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found ☐ Not Found ☒

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

Tentative Map 17300
North of Glenn Ranch Road and East and West of Saddleback Ranch Road
Lake Forest, California

RESEARCH SOURCE

Source: Orange County Assessor
Orange County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Title is vested in: USA Petroleum Properties, LLC, a Delaware limited liability company

Title received from: Trabuco, LLC, a California limited liability company

Deed Dated: 05/22/1997
Deed Recorded: 05/22/1997
Instrument: 19970238641

Type of Instrument: Grant Deed

Title is vested in: USA Portola Properties, LLC, a Delaware limited liability company

Title received from: USA San Diego, LLC, a Delaware limited liability company, formerly known as USA Portola Properties, LLC, a Delaware limited liability company, formerly known as USA Petroleum Properties, LLC, a Delaware limited liability company

Deed Dated: 05/29/1998
Deed Recorded: 06/02/1998
Instrument: 19980340830

Type of Instrument: Grant Deed

Title is vested in: USA Petroleum Orange, LLC, a Delaware limited liability company

Title received from: USA Portola Properties, LLC, a Delaware limited liability company

Deed Recorded: 05/07/1999
Instrument: 19990335201

ENVIRONMENTAL LIEN REPORT

Type of Instrument: Grant Deed

Title is vested in: USA Portola Properties, LLC, a Delaware limited liability company

Title received from: USA Petroleum Orange, LLC, a Delaware limited liability company

Deed Dated: 09/26/2000

Deed Recorded: 09/28/2000

Instrument: 20000515238

LEGAL DESCRIPTION

All that certain piece or parcel of land being Parcel 14 of Parcel Map 84-121, according to the map or plat thereof, as filed of record in Book 192, Page 5, Orange County, State of California

Assessor's Parcel Number(s): 606-161-30

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found ☐ Not Found ☒

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

Tentative Map 17300
North of Glenn Ranch Road and East and West of Saddleback Ranch Road
Lake Forest, California

RESEARCH SOURCE

Source: Orange County Assessor
Orange County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Title is vested in: USA Petroleum Properties, LLC, a Delaware limited liability company

Title received from: Trabuco, LLC, a California limited liability company

Deed Dated: 05/22/1997
Deed Recorded: 05/22/1997
Instrument: 19970238641

Type of Instrument: Grant Deed

Title is vested in: USA Portola Properties, LLC, a Delaware limited liability company

Title received from: USA San Diego, LLC, a Delaware limited liability company, formerly known as USA Portola Properties, LLC, a Delaware limited liability company, formerly known as USA Petroleum Properties, LLC, a Delaware limited liability company

Deed Dated: 05/29/1998
Deed Recorded: 06/02/1998
Instrument: 19980340830

Type of Instrument: Grant Deed

Title is vested in: USA Petroleum Orange, LLC, a Delaware limited liability company

Title received from: USA Portola Properties, LLC, a Delaware limited liability company

Deed Recorded: 05/07/1999
Instrument: 19990335201

ENVIRONMENTAL LIEN REPORT

Type of Instrument: Grant Deed

Title is vested in: USA Portola Properties, LLC, a Delaware limited liability company

Title received from: USA Petroleum Orange, LLC, a Delaware limited liability company

Deed Dated: 09/26/2000

Deed Recorded: 09/28/2000

Instrument: 20000515238

LEGAL DESCRIPTION

All that certain piece or parcel of land being Parcel 14 of Parcel Map 84-121, according to the map or plat thereof, as filed of record in Book 192, Page 5, Orange County, State of California

Assessor's Parcel Number(s): 606-161-31

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found ☐ Not Found ☒

RECORDING REQUESTED BY

RECORDING REQUESTED BY
LAWYERS TITLE CO.AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Name USA Petroleum Properties
Address 30101 Agoura Ct., Suite 200
Agoura Yills, CA 91301
City & State

Recorded in the County of Orange, California
Gary L. Granville, Clerk/Recorder

10.00

19970238641 4:28pm 05/22/97

004 9022037 09 12
002 2 26 NonDis 7.00 3.00 0.00 0.00 NonDis
0.00 0.00 0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

APN No.

Title No. 9705225

Escrow No. 18147-IMM

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$

CITY TAX \$

- ☐ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale,
☐ Unincorporated area: ☐ City of

, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Trabuco, LLC, a California limited liability company

hereby GRANT(s) to

USA Petroleum Properties, LLC, a Delaware limited liability company

the following described real property in the city of Irvine

County of Orange, State of California:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

Dated: May 22, 1997

Trabuco, LLC, a California limited liability company

By Coastal Management, LLC, a Delaware limited liability company,

Managing Member

By

Alfred E. Baldwin

State of California

County of Orange

ss.

On May 22, 1997 before me, Nancy Falkenhagen (here insert name) Notary Public.

personally appeared Alfred E. Baldwin

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person (or whose name (s) is/are subscribed to the within instrument and acknowledged to me all that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Nancy Falkenhagen



affix seal within border

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

12

97-052225-12

KF
-
ZP
ZV
MD
T

EXHIBIT "A"**DESCRIPTION OF THE PROPERTY**

ALL OF THAT CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

PARCELS 9 TO 14 OF PARCEL MAP NO. 84-121, AS SHOWN ON A MAP FILED IN BOOK 192, PAGES 5 TO 8 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPT THEREFROM:

TRACT NO. 13334 AS SHOWN ON A MAP FILED IN BOOK 617, PAGES 42 TO 46; TRACT NO. 13335 AS SHOWN ON A MAP FILED IN BOOK 617, PAGES 33 TO 41; THOSE PORTIONS OF SADDLEBACK RANCH ROAD AND GLENN RANCH ROAD OF TRACT 13524 AS SHOWN ON A MAP FILED IN BOOK 639, PAGES 11 TO 15; TRACT 13849 AS SHOWN ON A MAP FILED IN BOOK 639, PAGES 16 TO 22; ALL OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL B:

LOTS 8, 9, 10, 11, 12 AND 13 OF TRACT NO. 13849, AS SHOWN ON A MAP FILED IN BOOK 639, PAGES 16 TO 22 INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING FROM SAID LOT 13 THAT PORTION DESCRIBED IN PARCEL NO. 101 OF THE DEED TO THE COUNTY OF ORANGE RECORDED APRIL 1, 1991 AS INSTRUMENT NO. 91-147126 OF OFFICIAL RECORDS.

ALSO EXCEPTING FROM SAID LOT 9 THAT PORTION DESCRIBED IN THE DEED TO THE IRVINE RANCH WATER DISTRICT RECORDED DECEMBER 9, 1992 AS INSTRUMENT NO. 92-844000 OF OFFICIAL RECORDS.

PARCEL C:

PARCEL 5 AS SHOWN ON EXHIBIT B ATTACHED TO THAT CERTAIN LOT LINE ADJUSTMENT NO. LL 91-022 RECORDED JUNE 12, 1991 AS INSTRUMENT NO. 91-298380 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

MAY 29 '98 04:20PM CTC ESCROW

RECORDING REQUESTED BY

CHICAGO TITLE COMPANY

AND WHEN RECORDED MAIL TO

Recorded in the County of Orange, California

Gary L. Granville, Clerk/Recorder



29.00

19980340830 08:00am 06/02/98

004 506329 07 28 IB3

G02 2 55 0.00 6.00 3.00 0.00 0.00 0.00

20.00 0.00

Escrow No.

Order No.

PORTOLA HILLS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

Assessor's Parcel No:

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 0 no consideration

☐ unincorporated area ☐ City of☒ computed on the full value of the interest or property conveyed, or is☐ computed on the full value less the value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
 USA SAN DIEGO, LLC, a Delaware limited liability company, formerly known as USA
 PORTOLA PROPERTIES, LLC, a Delaware limited liability company, formerly known as USA
 PETROLEUM PROPERTIES, LLC, a Delaware limited liability company

hereby GRANT(S) to

USA PORTOLA PROPERTIES, LLC, a Delaware limited liability company

the following described real property in the
 County of ORANGE

, State of California:

AS PER LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

This deed is being recorded
 as an accommodation only
 Chicago Title Insurance
 Company assumes no res-
 ponsibility for the correctness
 or validity thereof.

THIS DEED IS GIVEN TO AMEND THE WAY IN WHICH TITLE IS VESTED. THE
 PARTIES HOLD THE SAME PROPORTINATE INTEREST.

Dated May 29, 1998

USA SAN DIEGO, LLC,

a Delaware limited liability company

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On MAY 29, 1998 before me,

Michelle M. COREY

a Notary Public in and for said County and State, personally appeared

Lyle J. Schlyer

By: its General Member

USA Gasoline Corporation

By: *[Signature]*

personally known to me (or proved to me on the basis of satisfactory
 evidence) to be the person(s) whose name(s) is/are subscribed to the
 within instrument and acknowledged to me that he/she/they executed the
 same in his/her/their authorized capacity(ies), and that by his/her/their
 signature(s) on the Instrument the person(s), or the entity upon behalf of
 which the person(s) acted, executed the Instrument.

WITNESS my hand and official seal.

Michelle M. Corey
 Signature of Notary

Aug 2, 2001
 Date My Commission Expires



FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City, State & Zip

Order No: 8304017 -M61

DESCRIPTION

1

PARCEL A:

PARCELS 9 TO 14 OF PARCEL MAP NO. 84-121, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 192, PAGES 5 TO 8 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

EXCEPT THEREFROM:

TRACT NO. 13334 AS SHOWN ON A MAP FILED IN BOOK 617, PAGES 42 TO 46; TRACT NO. 13335 AS SHOWN ON A MAP FILED IN BOOK 617, PAGES 33 TO 41; THOSE PORTIONS OF SADDLEBACK RANCH ROAD AND GLENN RANCH ROAD OF TRACT 13524 AS SHOWN ON A MAP FILED IN BOOK 639, PAGES 11 TO 15; TRACT 13849 AS SHOWN ON A MAP FILED IN BOOK 639, PAGES 16 TO 22; ALL OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL B:

LOTS 8, 9, 10, 11, 12 AND 13 OF TRACT NO. 13849, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 639, PAGES 16 TO 22 INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY.

EXCEPTING FROM SAID LOT 13 THAT PORTION DESCRIBED IN PARCEL NO. 101 OF THE DEED TO THE COUNTY OF ORANGE RECORDED APRIL 1, 1991 AS INSTRUMENT NO. 91-147126 OF OFFICIAL RECORDS. RECORDED DECEMBER 9, 1992 AS INSTRUMENT NO. 92-844000 OF OFFICIAL RECORDS.

EXCEPTING FROM SAID LOT 9 THAT PORTION DESCRIBED IN THE DEED TO THE IRVINE RANCH WATER DISTRICT RECORDED DECEMBER 9, 1992 AS INSTRUMENT NO. 92-844000 OF OFFICIAL RECORDS.

PARCEL C:

PARCEL 5, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON EXHIBIT B ATTACHED TO THAT CERTAIN LOT LINE ADJUSTMENT NO. LL 91-022 RECORDED JUNE 12, 1991 AS INSTRUMENT NO. 91-298380 OF OFFICIAL RECORDS OF SAID COUNTY.

Recorded at the request of
Chicago Title

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL THIS GRANT DEED TO:

Allen, Matkins, Leck, Gamble & Mallory LLP
515 South Figueroa Street, Seventh Floor
Los Angeles, California 90071-3398
Attn: Michael L. Matkins, Esq.

Recorded in the County of Orange, California
Gary L. Granville, Clerk/Recorder

SEND ALL TAX STATEMENTS TO:

USA Petroleum Orange, LLC
c/o USA Petroleum Corporation
30101 Agoura Court, Suite 200
Agoura Hills, California 91301-4311
Attn: Mr. John Moller



35.00

19990335201 11:21am 05/07/99

004 28018805 28 42

G02 4 55 NonDis 6.00 9.00 0.00 0.00 NonDis
0.00 20.00 0.00

83040178

(Above Space For Recorder's Use Only)

GRANT DEED

The undersigned grantor declares:

Documentary Transfer Tax is shown by an unrecorded separate affidavit pursuant to
Section 11932 of the Revenue and Taxation Code.

- () computed on full value of property conveyed, or
(X) computed on full value, less value of liens and encumbrances remaining at time of sale.

FOR VALUABLE CONSIDERATION, receipt of which is hereby
acknowledged, USA Portola Properties, LLC, a Delaware limited liability company, hereby
GRANTS to USA Petroleum Orange, LLC, a Delaware limited liability company, the following
described real property ("Property") located in the County of Orange, State of California.


See Exhibit "A" attached hereto and incorporated herein by this reference.


DATED: May 5, 1999

USA Portola Properties, LLC,
a Delaware California limited liability
company

By: Portola Project, LLC, a Delaware limited
liability company, its Managing Member

By: Forstar, LLC, a Delaware limited
liability company, a Manager

By: 
Name: Ronald P. Therrien
Title: Chief Financial Officer

By: 
Name: Gary H. Forester
Title: Vice-President

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On May 5, 1999 before me, the undersigned, a Notary Public in and for said State, personally appeared Ronald P. Therrien and Carl H. Reneeder, personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be persons who executed the within instrument as the Chief Financial Officer and Vice President respectively, of Forstar, LLC, the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of said corporation, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its board of directors.

WITNESS my hand and official seal.



Nancy Falkenhagen
Notary Public in and for said State

LEGAL DESCRIPTION

PARCELS 9 TO 14 OF PARCEL MAP NO. 84-121, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 192, PAGES 5 TO 8 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

EXCEPT THEREFROM:

TRACT NO. 13334 AS SHOWN ON A MAP FILED IN BOOK 617, PAGES 42 TO 46; TRACT NO. 13335 AS SHOWN ON A MAP FILED IN BOOK 617, PAGES 33 TO 41; THOSE PORTIONS OF SADDLEBACK RANCH ROAD AND GLENN RANCH ROAD OF TRACT 13524 AS SHOWN ON A MAP FILED IN BOOK 639, PAGES 11 TO 15; TRACT 13849 AS SHOWN ON A MAP FILED IN BOOK 639, PAGES 16 TO 22; ALL OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL B:

LOTS 6, 9, 10, 11, 12 AND 13 OF TRACT NO. 13849, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 639, PAGES 16 TO 22 INCLUSIVE, OF MISCELLANEOUS MAPS, RECORDS OF SAID COUNTY.

EXCEPTING FROM SAID LOT 13 THAT PORTION DESCRIBED IN PARCEL NO. 101 OF THE DEED TO THE COUNTY OF ORANGE RECORDED APRIL 1, 1991 AS INSTRUMENT NO. 91-147126 OF OFFICIAL RECORDS, RECORDED DECEMBER 9, 1992 AS INSTRUMENT NO. 92-844000 OF OFFICIAL RECORDS.

EXCEPTING FROM SAID LOT 9 THAT PORTION DESCRIBED IN THE DEED TO THE IRVINE RANCH WATER DISTRICT RECORDED DECEMBER 9, 1992 AS INSTRUMENT NO. 92-844000 OF OFFICIAL RECORDS.

PARCEL C:

PARCEL 5, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON EXHIBIT B ATTACHED TO THAT CERTAIN LOT LINE ADJUSTMENT NO. LL 91-022 RECORDED JUNE 12, 1991 AS INSTRUMENT NO. 91-298380 OF OFFICIAL RECORDS OF SAID COUNTY.

EXHIBIT A
TO GRANT DEED


When Recorded Mail to:
USA PORTOLA PROPERTIES, LLC

270 Newport Center Drive, Suite 200
Newport Beach, CA 92660
Attn: Ron Therrien

Title Order # **2004165-3**
Escrow No: **203076075-47**

APN

Recorded in Official Records, County of Orange
Gary L. Granville, Clerk-Recorder

)
)  32.00
)
) 20000515238 12:50pm 09/28/00
) 121 42 G02 4
) 0.00 0.00 0.00 20.00 6.00 0.00 0.00 0.00
)
)
)

Space Above for Recorder's Use Only

GRANT DEED

The undersigned declares that the documentary transfer tax is \$ Non-Disclosure and is computed on the full value of the interest or property conveyed or is computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

USA PETROLEUM ORANGE, LLC, a Delaware limited liability company

hereby GRANT(S) to

USA PORTOLA PROPERTIES, LLC, a Delaware limited liability company

the following described real property in the County of Orange, State of California:

COMPLETE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

"Subject to a Deed of Trust, in favor of Golden Mountain Financial Institution, Inc., a California corporation, recorded November 24, 1999, as File No. 19990813342, of Official Records of Orange County, which the grantees herein assume and agree to pay."

Dated: September 26, 2000

USA PETROLEUM ORANGE, LLC,
a Delaware limited liability company

By: USA Petroleum Corporation,
a California corporation, its sole member

By: 
John J. Molloy

MAIL TAX STATEMENTS TO ADDRESS ABOVE

State of California)
County of San Diego)

On _____, _____, before me, the undersigned, a Notary Public in and for said State,
personally appeared _____

_____ personally known to me or proven to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that
by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Notary Signature
Expiration Date: _____

(Seal)

State of Calif.)
County of Los Angeles)

On September 26, 2000, before me, the undersigned, a Notary Public in and for said State,
personally appeared Kim Platz

John J. Meiler personally known to me or proven to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that
by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the
person(~~s~~) acted, executed the instrument.
WITNESS my hand and official seal.

Kim Platz
Notary Signature
Expiration Date: Nov. 16, 2002

(Seal)

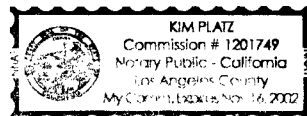


EXHIBIT "A"

PARCEL A:

Parcels 9 to 14 of Parcel Map No. 84-121, as shown on a map filed in book 192, pages 5 to 8 of Parcel Maps, records of Orange County, California.

EXCEPT therefrom:

Tract No. 13334 as shown on a map filed in book 617, pages 42 to 46; Tract No. 13335 as shown on a map filed in book 617, pages 33 to 41; those portions of Saddleback Ranch Road and Glenn Ranch Road of Tract No. 13524 as shown on a map filed in book 639, pages 11 to 15; Tract No. 13849 as shown on a map filed in book 639, pages 16 to 22; all of Miscellaneous Maps, records of Orange County, California.

PARCEL B:

Lots 8, 9, 10, 11, 12 and 13 of Tract No. 13849, as shown on a map filed in book 639, pages 16 to 22 inclusive, of Miscellaneous Maps, records of Orange County, California.

EXCEPTING from said Lot 13 that portion described in Parcel No. 101 of the deed to the County of Orange recorded April 1, 1991 as Instrument No. 91-147126 of Official Records.

ALSO EXCEPTING from said Lot 9 that portion described in the deed to the Irvine Ranch Water District recorded December 9, 1992 as Instrument No. 92-844000 of Official Records.

PARCEL C:

Parcel 5 as shown on Exhibit B attached to that certain Lot Line Adjustment No. LL 91-022 recorded June 12, 1991 as Instrument No. 91-298380 of Official Records of Orange County, California.

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the Notary Seal on the document to which this statement is attached reads as follows:

NAME OF THE

NOTARY: Kim Platz

DATE COMMISSION

EXPIRES: Nov. 16, 2002

COUNTY WHERE BOND IS

FILED: Los Angeles

COMMISSION

NUMBER: 1201749

VENDOR#: NNA1

I certify under penalty of perjury and the laws of the State of California that the illegible portion of this document to which this statement is attached reads as follows:

PLACE OF
EXECUTION: Inuvie

DATE: 9/28/00

SIGNATURE: RESEN

*Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted, executed the instrument.

Recording Requested by:
Commonwealth Land Title Company

When recorded mail this deed and, unless
otherwise shown below, mail tax statement
to:

USA Portola Properties, LLC
270 Newport Center Dr., Suite 200
Newport Beach, CA 92660
Attn: Cheryl Fiege

Recorded in Official Records, County of Orange
Tom Daly, Clerk-Recorder

28.00
2003001513271 08:00am 12/24/03
117 92 G02 2
0.00 0.00 0.00 20.00 2.00 0.00 0.00 0.00

APN: 606-321-09

GRANT DEED

The undersigned grantor declares:
Documentary transfer tax is \$0 - Tax was paid on deed recorded September 28, 2000 as
Instrument No. 2000-0515238

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**USA San Diego, LLC, a Delaware limited liability company, formerly USA Petroleum
Orange, LLC, a Delaware limited liability company, formerly USA Petroleum Properties,
LLC, a Delaware limited liability company**

hereby GRANT(S) to
USA Portola Properties, LLC, a Delaware limited liability company

The following described real property in the City of Forest Lake, County of Orange, State of
California:

That portion of Lot 13 of Tract No. 13849, as shown on a map filed in Book 639, pages 16
through 22, of Miscellaneous Maps, records of said County, described as follows:

Parcel No. 101 of the Irrevocable Offer to the County of Orange recorded April 1, 1991 as
Instrument No. 91-147126 of Official Records.

Dated: December 1, 2003

**USA San Diego, LLC, a Delaware limited liability
company**

By: _____

Authorized signatory

State of California)
County of Los Angeles

On Dec. 17, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared KRISTON D. QUALLS

_____ personally known to me or proven to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Michelle M. Corey



State of California)
County of)

On _____, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared _____

_____ personally known to me or proven to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

APPENDIX F

References

PUBLISHED REFERENCES

Federal Agencies, Departments and Offices

United States Department of Agriculture
Natural Resources Conservation Service
Soil Survey of Orange County and Western Part of Riverside County,
California, John K. Wachtell, September 1978

United States Department of Homeland Security
Federal Emergency Management Agency
Flood Insurance Rate Map #06059C0317H, February 18, 2004

State Agencies, Departments and Offices

Department of Conservation
Division of Oil, Gas & Geothermal Resources
Regional Wildcat Map W1-4, February 22, 2004

Orange County Agencies, Departments and Offices

Fire Authority

Health Care Agency

Regional Agencies, Departments and Offices

Irvine Ranch Water District
Consumer Confidence Report

Lake Forest Agencies, Departments and Offices

Planning Department
Current Zoning Map
Planning Documents
Section 3.7 Hazards and Hazardous Materials from the Lake Forest Opportunities Study Program Draft Environmental Impact Report (EIR),
January 31, 2006, prepared by EIP Associates, Inc.,
http://www.lakeforestca.gov/documents/op_studies/chapter_3.7_hazards_and_hazardous_materials.pdf

Public Works Department
Utilities Information

Commercial Vendors

Environmental Data Resources (EDR)
Regulatory Database Search
Sanborn Fire Insurance Map Search
Historical Topographic Maps
Historical Aerial Photographs
City Directory Abstract

NETR
Environmental Liens Report

Terraserver.com
Recent Aerial Photographs

Publications

Geocon, Inc.
Geotechnical Investigation, Portola Center, Glenn Ranch Road and Saddleback Road, Lake Forest, California, Draft Report, March 19, 2008

Internet Resources

Orange County Almanac, www.ocalmanac.com/History, Accessed September 26, 2008

History of Whiting Ranch Wilderness Park at
www.ocparks.com/whitingranch/default.asp?Show=History,
Accessed September 25 and 26, 2008

.

APPENDIX G

Resume

Robert Olsen, R.G., R.E.A.

Senior Geologist, AECOM Technology

Education

M.S., Geology, University of Oregon

B.S., Geology, University of California, Los Angeles

Registrations

Registered Geologist, CA, 1990

Registered Environmental Assessor, CA, 1992

Registered Environmental Assessor II, 2001

OSHA HAZWOPER, 40 Hours and Current 8-Hour Refresher

Professional Affiliations

National Groundwater Association

South Coast Geological Society

Years of Experience (updated 4/08)

With AECOM: 15

With other firms: 24

Experience

Mr. Olsen has over 30 years of experience as a geologist and hydrogeologist in the fields of environmental consulting, petroleum exploration and groundwater resource development. He has managed projects including geological and hydrogeological investigations, drilling and monitoring well installation, environmental site assessments, borehole geophysical logging, geotechnical sampling, aquifer tests, and subsurface mapping. In addition, Mr. Olsen has served as liaison with regulatory agencies to determine the applicable regulations that apply to property transfer site assessments, soil and groundwater characterization studies, and uncontrolled releases.

Selected Projects

U.S. Navy Landfill, San Clemente Island, CA. Senior Project Geologist for the preparation of a Solid Waste Assessment Test Workplan for a landfill that had previously not been evaluated for its potential for leachate generation; installed soil borings and lysimeters using hollow-stem auger and air-percussion drilling rigs; sampled lysimeters; prepared Solid Waste Assessment Test report for submittal to Los Angeles Regional Water Quality Control Board.

Contamination Site, Visalia, CA. Project Geologist for site investigation at a major TCE contamination site in Central California. Project included the organization and implementation of a domestic well sampling program, investigation and abandonment of a dry well system, plume characterization, site history research, pilot soil vapor extraction system installation, groundwater and soil sampling, and the drilling and installation of groundwater-monitoring and groundwater-extraction wells.

Naval Station San Diego, CA. Project Manager responsible for analyzing the results of past investigations at 10 underground storage tank facilities where unauthorized releases were suspected to have occurred. He determined the locations of planned groundwater monitoring wells, prepared the Work Plans and Health and Safety Plans for Phase II Environmental Site Assessments in accordance with applicable state, local, and Navy regulations, and interpreted the

results of geotechnical testing to determine the design of future monitoring wells and remediation by vapor extraction.

Private and Public Clients, California - Nevada – Arizona. Project Manager for numerous Phase II Environmental Site Assessments at commercial and industrial sites where soil and/or ground water contamination was known or suspected. Prepared Workplans and Health and Safety Plans as required; maintained liaison with regulatory agencies; supervised drilling, field observations of indications of contamination, and the collection of soil and ground water samples; interpreted the results of laboratory analyses; and prepared reports with recommendations for site closure, further investigation or remediation, as appropriate.

Service Station, Anaheim, CA. Project Geologist performing Phase II Environmental Site Assessment and Phase II remediation at a service station where a piping leak had resulted in soil and ground water contamination by gasoline; installed ground water monitoring wells, vapor extraction wells, and soil borings; evaluated remedial alternatives; monitored the operation of a vapor extraction system; supervised the remediation of contaminated soil by pattern drilling; coordinated activities with City agencies when the contaminated part of the site was condemned for street widening.

Proposed School Sites, Chula Vista and Rancho Cucamonga, CA. Performed Preliminary Endangerment Assessments at sites where former agricultural lands were to be redeveloped for elementary and magnet school use; prepared Workplans, Health and Safety Plans, and Quality Assurance Project Plans; coordinated with school districts and the California Department of Toxic Substances Control to ensure that the project were completed in a timely manner and approved for school development.

Former Aerospace Research and Testing Facility, San Diego, CA. Performed Phase II Environmental Site Assessments and Preliminary Endangerment Assessment at a former rocket testing and research facility that was to be redeveloped for residential housing; researched and tested for the potential impact of perchlorate releases to surface soils.

South Orange County Transportation Infrastructure Improvement Project, Orange County, California: Produced the Hazards and Hazardous Materials Technical Report, a CEQA/NEPA document describing potential hazardous-materials concerns associated with the proposed extension of State Route 273 from Irvine to San Clemente. Evaluated existing potentially contaminated sites and the impacts to the environment from the construction and operation of the proposed toll road. Applied the information obtained from the Technical Report study to the review and evaluation of the Hazards and Hazardous Materials section of the Environmental Impact Report for the project.

Proposed Private High School Site, Yorba Linda, California: Performed file review, Phase I and Phase II Environmental Site Assessments and a soil vapor survey on the site of a proposed Christian high school located in an area of historical oil production and citrus orchards. Conferred with and advised client's legal representatives regarding appropriate inquiries to be the equivalent of a Preliminary Endangerment Assessment if the site were eligible for Department of Toxic Substances Control Supervision. Testified before City Planning Commission and City Council regarding findings and the suitability of the site for the intended use.

Marybeth Norgren

Project Manager, Coast 2 Coast Environmental, Inc.

Education

B.S., Chemistry, California State University Fullerton, 1988
M.S., Environmental Management, University of San Francisco, 1999
Asbestos Fiber Counting (NIOSH 582), McCrone Research Institute
EPA/AHERA Building Inspector and Management Planner, Design for Health
EPA/AHERA Asbestos Abatement Contractor/Supervisor, Design for Health
EPA/AHERA Asbestos Abatement Project Designer, Design for Health
EPA Radon Measurement Operator, Western Regional Radon Training Center
Lead-Based Paint Inspection & Assessment, Project Monitor and Project Designer,
U C Berkeley Extension
Continuing Education for Lead-Based Paint, Homesafe Environmental, Inc.

Registrations

Cal/EPA Registered Environmental Assessor #5548
Cal-OSHA Certified Asbestos Consultant #92-0720
California DHS Lead-Related Construction Inspector/Assessor and Project
Monitor, #541

Experience

Ms. Norgren has 20 years experience managing and conducting environmental site assessments (ESAs) and hazardous materials surveys on all types of properties including commercial, industrial, residential, agricultural and unimproved properties. She has utilized the ASTM 1527 standard for ESAs since its inception in the early 1990s and incorporated it into client specific standards as requested. She has managed projects involving underground storage tank removals, unauthorized releases and associated sampling. In addition, she has experience conducting all phases of asbestos and lead-based paint abatement projects including comprehensive building surveys, contract bid solicitation, contract administration, project specifications, and contract documentation. Ms. Norgren also has extensive field experience in asbestos abatement contractor supervision and industrial hygiene services.

Relevant Projects

Wells Fargo Bank/First Interstate Bank, Bank of the West, Bank of America, Union Bank of California and Great Western Bank - Various Locations. Managed and conducted Phase I ESAs for commercial, industrial, retail and agricultural properties throughout California as well as Arizona, Nevada, Oregon, Washington, Texas and Midwest and East Coast sites. Assessment activities included Property reconnaissance, agency record reviews, historical land use research, geologic conditions research, and recommendations for handling identified concerns. Property reconnaissance has included asbestos sampling, radon sampling and/or water and paint sampling for lead. Conducted Phase II ESAs including comprehensive asbestos surveys and soil and groundwater sampling.

City of Ontario Housing Agency, Ontario, CA. Managed a multi-year contract for asbestos and lead-based paint sampling of 600 homes which are part of the Residential Sound Insulation Project to reduce air traffic noise from Ontario Airport. Other work included conducting Phase I ESAs and demolition surveys for asbestos and lead-based paint on properties being purchased by the City in high noise areas.

Paseo Project, San Diego State University Foundation, San Diego, CA. Prepared a Phase I Environmental Site Assessment (ESA) of five city blocks south of San Diego State University. The ESA was part of the Hazardous Materials Technical Study for the SDSU Foundation Master Plan concerning the formation of a redevelopment project area on lands adjacent to the University. The ESA included historical research dating back to the development of the area beginning in 1931 when the University moved to its current location. The report also included a review of agency files for four gas stations which were either currently or historically located on the site.

J Serra High School Expansion, San Juan Capistrano, CA. Prepared a Phase I Environmental Site Assessment Update as part of the Hazardous Materials Technical Study for an environmental impact report for the recreational facilities of the J Serra High School located on approximately 30 acres of land in San Juan Capistrano. As a private school, J Serra High School board chose not to have the project reviewed by the Department of Toxic Substances Control (DTSC), but the report was prepared in a format acceptable to DTSC. Issues associated with the project site included two adjacent and upgradient gasoline stations with active leaking underground storage tank cases and historic use of the site for agricultural orchards.

Various Residential and Commercial Developers and Land Brokers, San Diego County, CA. Managed and prepared Phase I ESAs for San Diego developers including McMillin Companies, Cornerstone Properties, Kaufman-Broad, McMahon Development Group, The Hoffman Company and Conservation Land Group. Properties assessed have included large tracts of land proposed for use as residential communities, commercial developments and mitigation bank sites.

Department of the Navy, Southwest Division, San Diego, CA. Conducted lead-based paint surveys and prepared Operations and Maintenance Programs based on survey results. Surveys included all exterior and some interior surveys on 170 buildings at two naval bases in San Diego. Conducted Pollution Prevention Assessment surveys of various naval operation shops to identify processes in each shop that use hazardous chemicals and/or generate hazardous waste. Prepared reports describing and quantifying materials used in the shops' processes.

City of Los Angeles Department of Airports, CA. Managed asbestos survey of approximately fifty buildings at Van Nuys Airport and Van Nuys California Air National Guard Facility. Based on survey results, prepared asbestos abatement specifications. Project included arranging for approval of special abatement procedures from the South Coast Air Quality Management District.

Trizec Properties, Inc., Various Locations. Performed contractor supervision and industrial hygiene services during removal of asbestos-containing fireproofing. All buildings were multi-story commercial structures and projects ranged from abating single suites to full-floor abatement. Responsible for ensuring contractor followed all government regulations and maintained proper work practices.

Professional Organization Affiliations

American Chemical Society

American Society for Testing & Materials (ASTM),

E50.02 Subcommittee for ASTM Standards E1527 and E1528

Women's Environmental Council, San Diego Border Chapter, Chapter Treasurer, 2002 to 2010, and Corporate Board Scholarship Chair, 2006 to 2008

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
Portola Center, Southern Portion
South of Glenn Ranch Road East of Saddleback Ranch Road
Lake Forest, California 92610**

AEC Project Number 112-279

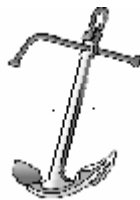
Prepared for:

Baldwin Bone, LP
280 Newport Center Drive Suite 240
Newport Beach, CA 92660

Prepared by:

Anchor Environmental Consultants, Inc.
8592 Acapulco Circle
Huntington Beach, California 92646
714 290 0073

May 20, 2010
(Minor Revision August 16, 2011)



CERTIFICATION, LIMITATIONS, AND STATEMENT OF INDEPENDENCE

Portola Center, Southern Portion
South of Glenn Ranch Road East of Saddleback Ranch Road
Lake Forest, California 92610
AEC Project Number 112-279
Report Submittal Date: May 20, 2010 (Minor Revision August 16, 2011)

This report has been prepared by Anchor Environmental Consultants, Inc. (AEC) under contract to Baldwin Bone, LP under the professional supervision of the principal and/or senior staff whose seal(s) and signatures appear hereon. Neither AEC nor any staff member assigned to this investigation has any interest or contemplated interest, financial or otherwise, in the subject Property or surrounding properties, or in any entity which owns, leases, or occupies the subject Property or surrounding properties or which may be responsible for environmental issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments and are founded upon the findings of the investigations identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty or limitation exists, either expressed or implied.

The investigation was prepared in accordance with the scope of work provided by the client for the use and benefit of Baldwin Bone, LP, its successors, and assignees. It is based, in part, upon documents, writings, and information owned, possessed, or secured by Baldwin Bone, LP. Neither this report, nor any information contained herein shall be used or relied upon for any purpose by any other person or entity without the express written permission of Baldwin Bone, LP.

Anyone seeking defenses to CERCLA liability must take independent action to perfect their position.

A handwritten signature in black ink, appearing to read 'Thomas J. McKerr', written in a cursive style.

Thomas J. McKerr, REA #00404
Principal

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**Phase I Environmental Site Assessment
Property: Portola Center, Southern Portion
AEC Project Number 112-279**

1.1 EXECUTIVE SUMMARY

Anchor Environmental Consultants, Inc. (AEC) was retained by Baldwin Bone, LP to conduct a Phase I Environmental Site Assessment for Portola Center, Southern Portion located at South of Glenn Ranch Road East of Saddleback Ranch Road in Lake Forest, Orange County, California 92610. This project was conducted under Contract No. 112-279. Our services were authorized by Baldwin Bone, LP on May 13, 2010.

I. Property Use

The Property consists of an approximately 91.772 acre lot with no buildings. The Property is currently undeveloped land.

Identification of previous uses of the Property is based on a review of historical information sources which include, but are not limited to, a review of historic aerial photographs, a review of building permits on file with the City of Lake Forest, and interviews with persons knowledgeable of the Property. Based on these information sources, it appears that prior use of the Property consisted of undeveloped ranch land.

II. Scope of Investigations

The assessment was performed in conformance with all of the components of the ASTM Standard Practice E1527-05 Phase I Environmental Site Assessment, and in conformance with the scope and limitations of Baldwin Bone, LP's scope of work. The assessment included, but was not necessarily limited to, the activities listed below:

- Site inspections to observe and assess site characteristics of potential environmental concern.
- Limited sampling or use of other documentation to render a definitive opinion as to the existence of asbestos, lead based paint (interior and exterior), lead in the drinking water, and the potential for radon exposure.
- Observation of adjacent properties and the Property vicinity to identify and assess site characteristics of potential environmental concern.
- Review of regulatory agency files to identify and assess any listings of regulatory permits, registrations, enforcement actions, contaminated sites, etc. at the Property or close enough to affect the Property.

- Review of Property history/land use to identify potential uses that may have contributed to the presence of environmental concerns at the Property.
- Visual inspection of suspect asbestos containing material to provide description, condition and quantity of suspect ACM.
- Development of report to include discussion of the findings of the above tasks.

III. Environmental Issues

Based upon our review of the information obtained during the course of our environmental assessment of this Property and herein presented, we have formed the following opinions:

- The Property was not found on the Standard Environmental Record sources required to be reviewed under ASTM Standard E1527-05, including the following:

United States Environmental Protection Agency (U.S. EPA) National Priorities List (NPL) (including delisted sites)
 State- and tribal-equivalent priorities list
 U.S. EPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) (including sites requiring no further action)
 State- and tribal-equivalent CERCLIS
 U.S. EPA Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal Facilities (TSDF) and CORRACTS Facilities
 U.S. EPA RCRA Generators
 U.S. EPA Emergency Response Notification System (ERNS)
 Federal Institutional Control (IC) or Engineering Control (EC) Registries
 State- and tribal-equivalent IC and EC Registries
 State Leaking Underground Storage Tank Program (LUST) and tribal equivalent
 State Registered Underground Storage Tank (UST) and tribal equivalent
 State Solid Waste Information System (SWIS) and tribal equivalent
 State and tribal Voluntary Cleanup Program (VCP) sites
 State and tribal Brownfield sites

- Two sites within the vicinity of the Property appear on one or more of the lists provided by various government agencies. While the presence of these sites in the vicinity of the Property may constitute an environmental risk to the Property, evidence was not found during the course of our assessment which indicated that the Property has been adversely impacted by these sites nor that they represent an imminent threat to the Property.
- No buildings were found on the Property. As a result, assessment and sampling for asbestos and lead-based paint were not conducted during this assessment.

- A review of the county radon study did not indicate the Property was within an area where radon is likely to be found in buildings in concentrations above the U.S. Environmental Protection Agency action limit of 4.0 picoCuries per liter.
- Two pad-mounted high voltage electrical transformers were observed on the Property. Evidence of leakage of transformer fluid or soil staining in the vicinity of the transformers was not found during our Property visit.
- Our review of historical information sources did not identify evidence of recognized environmental conditions in connection with the past use of the Property.
- This assessment did not reveal evidence of recognized environmental conditions in connection with the current use of the Property.
- During this assessment issues of potential environmental concern were not observed on the Property and information was not found indicating potential issues may exist.

2.0 INTRODUCTION

2.1 Purpose

Anchor Environmental Consultants, Inc. (AEC), performed a Phase I Environmental Site Assessment of Portola Center, Southern Portion located at South of Glenn Ranch Road East of Saddleback Ranch Road in Lake Forest, Orange County, California 92610 (Property). This assessment was performed under contract with Baldwin Bros. LLC and was authorized on May 13, 2010.

The assessment of this Property was performed at the direction of Baldwin Bone, LP in conjunction with its efforts to conduct “all appropriate inquiry (AAI) into the previous ownership and uses of the Property consistent with good commercial or customary practice”. The purpose of performing AAI is to identify “recognized environmental conditions” (RECs) as defined in paragraph 3.2.74 of ASTM Standard Practice 1527-05 associated with past and/or present operations at the Property or adjoining sites which may pose liability for Baldwin Bone, LP. By completing this step in the due diligence process, Baldwin Bone, LP satisfies one of the requirements to qualify for the “innocent landowner defense” under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 101(35).

2.2 Scope of Services

The assessment was performed in conformance with all of the components of the ASTM E1527-05 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and in conformance with the scope and limitations of Baldwin Bone, LP’s scope of work. The assessment included, but was not necessarily limited to, the activities listed below:

- A reconnaissance of the Property to observe and assess characteristics of potential environmental concern.
- Observation of adjoining sites and the surrounding area to observe and assess characteristics of potential environmental concern which may impact the Property.
- Interviews with current and past owners, operators and occupants of the Property for the purpose of gathering information regarding the potential for contamination at the Property.
- Review of regulatory agency files and interviews with government agency officials to identify and assess any listings of regulatory permits, registrations, enforcement actions, contaminated sites, etc. likely to affect the Property.
- Review of historical resources to identify previous uses and occupancies of the Property since the Property was first developed or 1940, whichever is earlier.
- Visual inspection or use of other documentation to render an opinion as to the existence of asbestos, lead-based paint (interior and exterior), lead in the drinking water, and the potential for radon exposure.

- Development of report to include discussion of the findings of the above tasks.

2.3 Significant Assumptions

Lacking Property-specific information on the ground water gradient at the Property, it is assumed that the gradient mimics the topographic gradient.

Data gaps exist for some five year research intervals but the Property use was unlikely to have been significantly changed from its use in the before and or periods.

Information supplied by others is assumed to be correct and accurate.

2.4 Limitations

The conclusions and recommendations presented in this report are based upon reasonable visual reconnaissance of the Property and research of available materials within the scope and budget of the contract. The information presented is relevant to the dates of AEC's Property reconnaissance and should not be relied upon to represent conditions at later dates.

The opinions expressed herein are based on information obtained during AEC's effort and on AEC's experience. If additional information becomes available, we request the opportunity to review the information and modify our opinions, if necessary.

Our services have been provided using that degree of care and skill ordinarily exercised, under similar circumstances, by environmental consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions presented in this report.

AEC and C2C are not responsible for the conclusions, opinions, or recommendations made by others based on this information.

2.5 Exceptions to ASTM Standard Practice E1527-05

Information concerning environmental liens or activity and use limitations (AULs) on the Property and a copy of the current title search were not provided by Baldwin Bone, LP.

The Property owner was not available to be interviewed.

Past owners and tenants were not interviewed.

2.6 Special Terms and Conditions

Special terms and conditions which limited access to reasonably ascertainable information concerning the Property were not required by Baldwin Bone, LP.

2.7 User Reliance

This report has been prepared on behalf of, and for the exclusive use of Baldwin Bone, LP. The contents of this report may not be relied upon by any party other than the aforementioned client, without the express written consent of AEC and C2C.

3.0 PROPERTY DESCRIPTION AND OVERVIEW

3.1 Property Location and Legal Description

Name/Address: Portola Center, Southern Portion
South of Glenn Ranch Road East of Saddleback Ranch Road
Lake Forest, California 92610

County: Orange County

Assessor Parcel Number or Other Legal Description: 606-341-08, -09, 606-351-02 and -03

A Property Location Map (Figure 1) depicting the geographic location and topographic characteristics of the Property is located in Appendix A.

3.2 Site and Vicinity General Characteristics

Lot Size: 91.772 acres

Site Improvements: None

Current Zoning: BP (Business Park but expected to be re-zoned as residential)

3.3 Current Use of the Property

The Property is currently unoccupied and undeveloped.

A Property Plan (Figure 2) depicting the general configuration of the Property as well as pertinent site observations is included in Appendix A. Photographs of the Property are included in Appendix B.

3.4 Structures, Roads, Other Improvements and Utilities

Buildings: Buildings were not observed on the Property.

Other Structures: Sheds, awnings and other secondary structures were not observed on the Property.

Hardscaped Areas: None

Roads: Roads were not observed crossing through the Property. The following roads are adjacent to the borders of the Property:

North: Glenn Ranch Road

East: None

South: None

West: None

Utilities:

The following agencies or businesses provide utility services to the Property:

Electric power:	Edison Company
Gas:	The Gas Company
Potable Water:	Irvine Ranch Water District
Sewage:	Irvine Ranch Water District
Trash Collection:	Waste Management, Inc.

3.5 Current Uses of Adjoining Sites

The present land usage of the adjoining sites was also observed to assess their potential to adversely impact the Property. These observations were made “off-site” and in most cases did not involve entering the adjoining site. The results of these observations are presented below:

North: Glenn Ranch Road borders the north side of the Property. The site adjoining the Property on the north side of the road is occupied by undeveloped land that is part of the Portola Center project. Immediately south of the intersection of Glenn Ranch Road and Saddleback Ranch Road is an Irvine Ranch Water District lift station located on its own small parcel that is not part of the Property. Visual observations did not indicate that current activities had adversely affected the Property nor did they reveal current activities that appear to represent an environmental threat to the Property.

Southeast: The site adjoining the Property to the southeast is occupied by open space owned by the County of Orange Gas & Real Estate Division and separates the Property from Aliso Creek. Visual observations did not indicate that current activities had adversely affected the Property nor did they reveal current activities that appear to represent an environmental threat to the Property.

Southwest: The site adjoining the Property to the southwest is an undeveloped area which is utilized as an easement for high power lines used by Southern California Edison. Visual observations did not indicate that current activities had adversely affected the Property nor did they reveal current activities that appear to represent an environmental threat to the Property.

3.6 Area Reconnaissance

A vehicular reconnaissance of the surrounding area in the immediate vicinity of the Property was conducted to observe, in very general terms, the current land use of the sites in the area and to assess if this use poses an environmental threat to the Property. Land usage in the general vicinity of the Property included the residential community of Portola Hills to the north, Whiting Ranch Wilderness Park to the northwest, the community of Foothill Ranch to the southwest beyond the Edison easement, and a Mission Viejo residential development and the Upper Oso Reservoir to the southeast. State Route 241 is located approximately 1,000 feet south of the Property. These uses did not appear to pose an environmental threat to the Property.

4.0 INFORMATION PROVIDED BY CLIENT

4.1 Owner, Property Manager and Occupant Information

The current ownership of the Property is Rancho Portola Investments, LLC. The Property management (and owner of Rancho Portola Investments) is JPB Development. The Property is unoccupied.

4.2 Title Records, Environmental Liens and Activity and Use Limitations

A review of reasonably ascertainable recorded land title records, environmental lien records and activity and use limitations (AULs) for the Property were not provided to AEC by Baldwin Bone, LP.

EDR's environmental database search did not list the Property on the NPL Recovery database (also known as the Superfund liens database). This database tracks properties that the United States Environmental Protection Agency has filed liens against to recover remedial action costs or properties where an owner has been notified of potential liability.

4.3 Specialized Knowledge

Baldwin Bone, LP was not aware of environmental liens, AULs or issues and events of further environmental concern on the Property.

4.4 Valuation Reduction for Environmental Issues

Baldwin Bone, LP believes the current purchase price for the Property is within the range of the fair market value for the Property. Baldwin Bone, LP is not aware of environmental issues which may have affected the price of the Property.

4.5 Other Information

Baldwin Bone, LP is not aware of other issues of environmental concern associated with the Property.